



New Business - Item 19 (1 Of 3)

South Hills Protection Measure

A City Council ballot measure that protects the South Hills from over development and preserves environmentally sensitive areas and open space. Measure is a collaborative effort by council members, city staff, committee members, property owners, citizens and developers.

- Caps number of residential units for South Hill and bench areas.
- Keeps current South Hill density standards except for bench areas not subject to Hillside Initiative.
- Designates city owned property as public open space prohibiting residential development.



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- Encourages clustering of homes and dedication of open space through density bonus transfers.
- Targets priority hillside areas for enhanced preservation and environmental protection.
Example: Scotch Canyon
- Creates legal mechanism that preserves city owned property and dedicated land as open space in perpetuity.
- Prohibits commercial uses in South Hills except for commercial animal keeping along Pilgrim Lane, and commercial recreational uses such as a golf course or amphitheater.



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- Minimizes traffic impact on existing residential areas.
- All development in South Hills and bench areas subject to additional General Plan standards and Development Code regulations. South Hills Protection Measure shall supersede inconsistent General Plan standards or Development Code regulations.
- Regulations within South Hills Protection Measure cannot be changed without vote of citizens.

Target Date for Ballot: November 2006